

01206 577677

www.whybrow.net



To Let – Well Positioned Retail Space

35 Eld Lane, Colchester, CO1 1LS



Asking £16,000 pax

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Location

The property occupies a prominent position on Eld Lane, one of Colchester city centre's most established and characterful retail streets. The location benefits from excellent levels of pedestrian footfall and is surrounded by a diverse mix of independent retailers, cafés, restaurants and national occupiers, making it an attractive destination for both shoppers and visitors. Lion Walk Shopping Centre, Culver Square and the wider city centre amenities are all within a short walking distance, together with numerous public car parks providing convenient access for customers.

Colchester Town railway station is approximately a five-minute walk from the property, providing regular services to Colchester Mainline Station, which offers direct connections to London Liverpool Street with journey times of approximately 50–60 minutes. Regular bus services operate throughout the city centre, providing links to surrounding residential areas, business parks and the University of Essex. The property also benefits from convenient road access via the A134, A133 and nearby A12, connecting Colchester with Chelmsford, Ipswich and the wider East of England.

First Floor Internal Storage - 210 sq. ft
Ground Floor Retail Zone - 420 sq. ft
(NIA)

Total – 630 Sq. Ft

Description

- Well Positioned Retail Space on Eld Lane, one of Colchester's established retail streets.
- High Footfall.
- Surrounded by a mix of other shops, cafes and restaurants.
- 5 minutes' walk from Colchester Town Station.
- Excellent public transport links
- Strong local amenities and accessibility

Specification

- Glazed shop frontage.
- 4m shop frontage.
- Storage area.
- Rear access.
- WC facilities.
- Airconditioning/heating.

Asking Terms

The property is available **TO LET**
We are seeking offers in the region of

£16,000 pax



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Town Planning

The property benefits **Class E** Use and is offered with full vacant possession.
Interested parties are advised to contact Colchester City Council on **01206 282424**.

Rateable Value

The property appears in the Valuation List with a Rateable Value of **£12,250**

Asking Price

The property is available to rent by way of a new lease.
We are seeking offers in the region of **£16,000 pax**

VAT

The property is not elected for VAT

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

EPC

The property's energy rating is **44 B**

